

This Instrument Prepared by and Return to:

Jeannie Marrongelli

Exceptional Title Insurance Agency & Escrow Services, Inc.

301 W. Atlantic Ave Suite 0-5

Delray Beach, FL 33444

Our File No.: **23-5963**

Property Appraisers Parcel Identification (Folio) Number: **33382300002000000002.0**

Florida Documentary Stamps in the amount of **\$3,185.00** have been paid hereon.

Space above this line for Recording Data _____

WARRANTY DEED

THIS WARRANTY DEED, made the **26th** day of **May, 2023** by **Fitz & Fitz Enterprises Inc., a Florida Corporation**, whose post office address is **610 E Zack St. Suite 110-4036, Tampa, FL 33602** herein called the Grantor, to **Michel Moucheboeuf, a single man** whose post office address is **290 Nieuport Drive, Vero Beach, FL 32968**, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in **INDIAN RIVER County, State of Florida**, viz.:

Lot 2, Indian River Aerodrome, according to the Plat thereof, recorded in Plat Book 8, Page(s) 55, of the Public Records of Indian River County, Florida.

.Subject to easements, restrictions and reservations of record and taxes for the year 2023 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]

Witness #1 Signature

Brittany Lemire

Witness #1 Printed Name

[Signature]

Witness #2 Signature

Elizabeth Borroto

Witness #2 Printed Name

Fitz and Fitz Enterprises Inc., a Florida Corporation

[Signature]

By: Robert F. Lee, II as President

State of Florida

County of Palm Beach

The foregoing instrument was acknowledged before me this 25 day of May, 2023, by Robert F Lee, II, President of Fitz and Fitz Enterprises Inc., a Florida Corporation who is appeared by ☒ physical presence or ☐ online notarization and has produced FLIC as identification.

SEAL



[Signature]
Notary Public

Brittany Lemire
Printed Notary Name

My Commission Expires: